16 Boyers Orchard, Harby, Leicestershire, LE14 4BA

No Chain £333,200

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- No Upward Chain
- Up To 5 Bedrooms
- Open Plan Dining Kitchen
- 1st Floor Bathroom
- Cul-De-Sac Setting
- Significantly Extended & Reconfigured
- 2 Reception Areas
- Ground Floor Shower Room
- Off Road Parking

An opportunity to purchase a much improved and extended traditional semi detached home located in a small cul-de-sac setting close to the heart of this well regarded Vale of Belvoir village.

The property has seen a significant programme of work over the years, benefitting from a two storey extension to the side elevation and a pitched roof single storey addition to the rear. This has considerably increased the floor area from the original design providing around 1,400 sq.ft. of accommodation but also offering a great deal of versatility with potentially up to 5 bedrooms, one of which lies to the ground floor with ensuite facilities.

The single storey addition to the rear has allowed the creation of a generous open plan, L shaped, living/dining kitchen with a pitched roof, inset skylights and bifold doors leading out into the south westerly facing rear garden. This provides an excellent open plan area perfect for everyday living. In addition there is a further separate sitting room with an aspect to the front. To the first floor there are 4 bedrooms and main bathroom.

As well as the internal accommodation the property occupies a level plot which has been landscaped for relatively low maintenance living; a walled frontage behind which lies a good level of off road parking and, to the rear, a south to westerly facing, enclosed, garden with paved and decked seating areas linking back into the living area of the kitchen.

In addition, the property benefits from UPVC double glazing, gas central heating, underfloor heating to the ground floor, air conditioning to the kitchen, and a range of relatively modern fixtures and fittings. We understand that the boiler is also still under warranty. The property is offered to the market with no upward chain, making it an appealing choice for buyers seeking a straightforward purchase. Viewing is highly recommended to fully appreciate both the desirable location and the well-presented accommodation on offer.

HARBY

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

9'6" into stairwell x 5' (2.90m into stairwell x 1.52m)
Having turning staircase rising to the first floor landing, window to the front and further doors leading to:

SITTING ROOM

14'7" x 13'3" (4.45m x 4.04m)
A well proportioned reception having aspect to the front and oak effect flooring; focal point to the room being chimney breast with exposed brick fireplace with slate hearth, inset stove and adjacent shelved alcove with low level cupboard.

INITIAL SNUG/DINING SPACE

13'8" x 9'8" (4.17m x 2.95m)
A versatile area that links through into the open plan dining kitchen, ideal as a snug or a formal dining space; having built in solid fuel stove with tiled back; tiled floor, integrated storage cupboard and an open doorway leading through into:

OPEN PLAN BREAKFAST KITCHEN

21'5" x 14'8" max into alcove (6.53m x 4.47m max into alcove)
A fantastic well proportioned space flooded with light benefitting from both a double glazed window and bifold door into the garden as well as a pitched roof with inset skylights. The initial reception area would be ideal as a dining or living space and leads through into the kitchen. The kitchen is fitted with a generous range of handleless wall, base and drawer units with butchers block preparation surfaces including integral breakfast bar for informal dining; inset sink and drain unit with integral boiling tap; integral appliances including AEG induction hob, Zanussi hood over, Zanussi dishwasher, AEG double oven, fridge and freezer; useful walk in pantry providing additional storage. The kitchen also benefits from air conditioning.

Returning to the initial snug/dining space a further door leads through into:

RECEPTION/GROUND FLOOR BEDROOM

12'7" max x 9'7" max (3.84m max x 2.92m max)
A versatile space which currently provides an additional reception area ideal as a home office or snug but also incorporates a useful utility space. The room benefits from ensuite facilities so could potentially could be utilised as a ground floor bedroom. The room having built in base and wall units with butchers block work surface, plumbing for washing machine, window to the front and a further door into:

ENSUITE WET ROOM

8' x 5'10" (2.44m x 1.78m)
Having a contemporary suite comprising shower wet area with glass screen and wall mounted shower mixer with independent handset and rainwater rose over, close coupled WC and pedestal washbasin; pitched roof with inset skylight and window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING
12'9" x 2'8" (3.89m x 0.81m)
Having access to loft space above and further doors leading to:

BEDROOM 1
12' max x 10' max (3.66m max x 3.05m max)
A light and airy double bedroom which benefits from a dual aspect with windows to the front and rear.

BEDROOM 2
13'6" x 9'11" (4.11m x 3.02m)
A well proportioned double bedroom having aspect to the front.

BEDROOM 3
12'5" into alcove x 9'5" (3.78m into alcove x 2.87m)
Again a double bedroom having built in wardrobes and window to the rear.

BEDROOM 4
9'11" x 6'4" (3.02m x 1.93m)
Having useful over stairs cupboard and window to the front.

BATHROOM
10'8" x 6'5" (3.25m x 1.96m)
Having a suite comprising contemporary double ended free standing bath with chrome tap with integral handset, separate shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin; tiled splash backs, contemporary towel radiator and two windows to the rear.

EXTERIOR
The property is positioned within a small cul-de-sac setting behind a walled fronted behind which lies a landscaped area designed to maximise off road parking with a granite chipping driveway, part walled frontage and fencing to the side. To the rear of the property is an enclosed garden which benefits from a south to westerly aspect; having contemporary fencing and a decked seating area and has been landscaped for relatively low maintenance living.

COUNCIL TAX BAND
Melton Borough Council - Band B

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

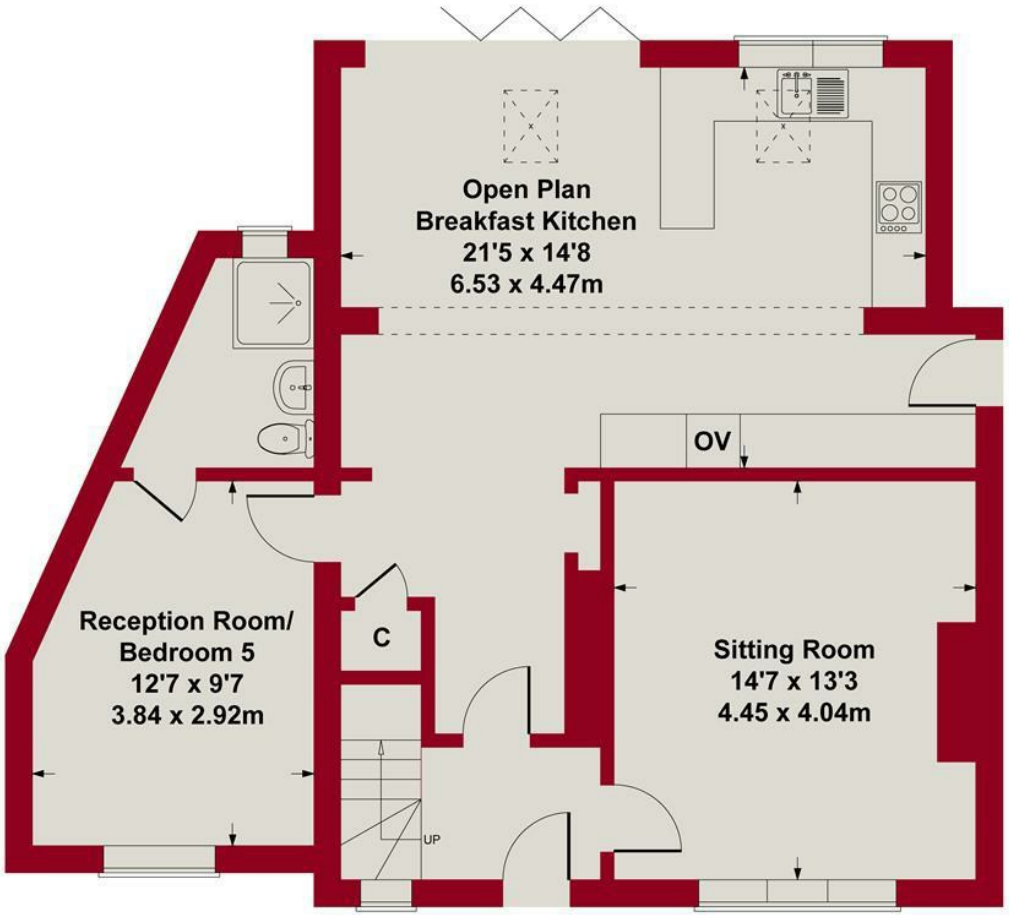
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

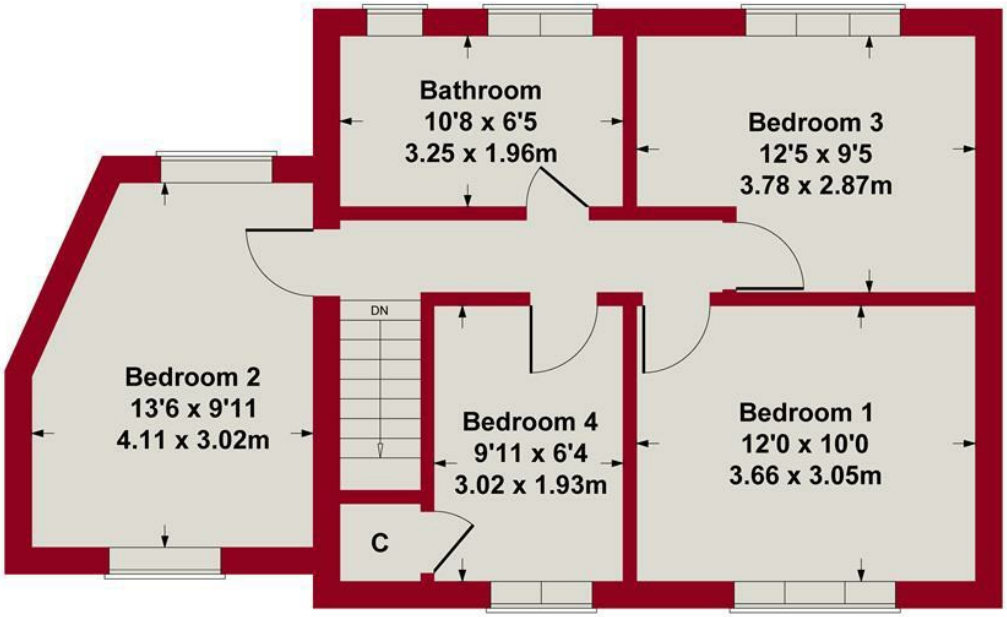
Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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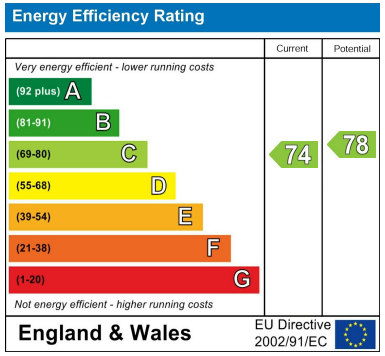

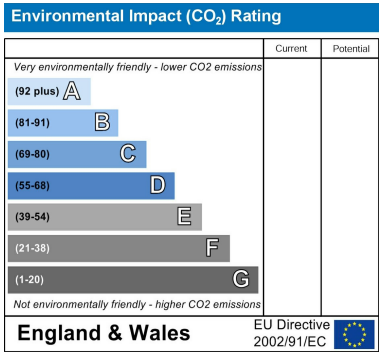

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS
The Property Ombudsman

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